

ZB# 90-37

Lourens Mans

62-1-3.2

#90-32- Mans, Lohrens - front yard

Prelim.
Nov-26, 1990

Need:
Deed or ✓
Title Policy
Photos w/ ~~stake~~ ✓
Stakes
Motion to Schedule
P.H.

Mr. Mans. to
Call me upon
receipt of
list to insert
hearing date on
legal notice.

Public hearing:
February 25, 1991
Notice to Sentinal
on 1/24/91. ✓

Fee paid
Area Variance
Approved - 2/25/91

Check #3797-
to T.C.
2/26/91.

| TOWN OF NEW WINDSOR | | | General Receipt | | 11871 |
|---|------|--------------|---|-----------------------------------|---------|
| 555 Union Avenue New Windsor, N. Y. 12550 | | | Feb 26 | | 19 91 |
| Received of <u>Cornea Washlette</u> | | | \$ | 25. ⁰⁰ / _{xx} | |
| <u>Twenty-five and</u> | | | — | ⁰⁰ / ₁₀₀ | DOLLARS |
| For <u>ZBA Application, Fee #90-37</u> | | | | | |
| DISTRIBUTION: | | | | | |
| FUND | CODE | AMOUNT | | | |
| <u>CP# 3797</u> | | <u>25.00</u> | | | |
| | | | | | |
| | | | | | |
| Williamson Law Book Co., Rochester, N. Y. 14609 | | | By <u>Pauline M. Townsend</u> <u>Town Clerk</u> Title | | |

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

LOURENS MANS

DECISION GRANTING
AREA VARIANCES

#90-37.

-----X

WHEREAS, LOURENS MANS, residing at R. D. 4, Shore Drive, Box 351, New Windsor, N. Y. 12553, has made application before the Zoning Board of Appeals for an area variance from the Supplementary Yard Regulations of Zoning Local Law Section 48-14A(4) in order to allow construction of a garage which will project nearer to the street on which the principal building fronts than such principal building on property located at the above address in an R-4 zone; and

WHEREAS, a public hearing was held on the 25th day of February, 1991 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, applicant, LOURENS MANS, appeared in behalf of himself; and

WHEREAS, there were no spectators appearing in opposition; the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the provisions of Section 48-14A(4) of the Supplementary Yard Regulations in order to construct a garage in the front portion of his residential parcel.

3. The evidence presented by applicant substantiated the fact that a variance would be required in order for applicant to be able to construct a garage in the front portion of his residential parcel and denial of same would cause significant economic injury since applicant feels that the property would be worth less than comparable parcels in the neighborhood, if the applicant were not permitted to construct this garage.

4. The evidence presented by applicant substantiated the fact that the garage could not be constructed on any other portion of the parcel since an easement for Sewer District #23 runs adjacent to the west side of property, the well area and

storage shed are located on the north side of the parcel, and the south side of the property prohibits the construction of a garage since the area between the lot line and residential dwelling is only 29 ft.

5. It is the finding of this Board that the applicant has made a sufficient showing of practical difficulty, entitling him to the requested area variance.

6. The requested variance is not substantial in relation to the regulations of Section 48-14A(4) Supplemental Yard Regulations, given the fact tht the garage will be set back 56 feet from the street line.

7. The requested variance will not result in substantial detriment to adjoining properties nor change the character of the neighborhood.

8. The requested variance will produce no effect on the population density or governmental facilities.

9. There is no other feasible method available to applicant which can produce the necessary results other than the variance procedure.

10. The interest of justice would ~~not~~ be served by allowing the granting of the requested variance.

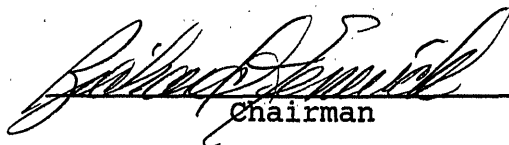
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a variance from the regulations of Section 48-14A(4), the Supplementary Yard Regulations, in order for applicant to construct a garage which will project nearer to the street on which the principal building fronts than such principal building on his residential parcel, in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: March 11, 1991.


Chairman

(ZBA DISK#5-053085.FD)

PUBLIC HEARING: MANS, LOURENS

MR. KONKOL: This is a request for an area variance to construct garage in front portion of property Section 48-14-4, Supplemental Yard Regulations for property located on Shore Drive in an R-4 zone.

Mr. Lourens Mans came before the Board representing this proposal.

MR. KONKOL: Anyone in the audience that is here, we can get signatures in reference to the Mans hearing? Let the record show that nobody is here.

MR. MANS: I would like to get a variance.

MR. KONKOL: You're the owner, state your address, sir.

MR. MANS: Box 351, Shore Drive, New Windsor.

MR. KONKOL: For the benefit of the, some of the members that weren't here, you want to explain exactly what you're doing and so forth?

MR. MANS: I have got a number of maps there.

MR. LUCIA: If you could for the Boards benefit, speak to the issue of practical difficulty, why it is that you need to locate the garage in the front yard.

MR. MANS: Okay, this is the roadside, on the lake-side there is an easement for the sewer and the sewer line goes right through there and on the north side you have the well and on the left side I don't have enough room and the only room I got is on this side.

MR. FINNEGAN: How come you don't move the garage closer to the house?

MR. MANS: Well, this is my parking area and I got all this room here.

MR. NUGENT: I think the pictures will explain it once you get to see them.

MR. TORLEY: What is the actual variance you're asking for?

MR. BABCOCK: It says 48-14, no accessory structure shall project nearer to the street than the principal building fronts.

MR. FINNEGAN: That's going to be a pretty big garage, 32 by 24.

MR. MANS: Yes, two car garage.

MR. TORLEY: 32 by 24?

MR. MANS: Yes.

MR. KONKOL: Jim, do you have any further questions?

MR. NUGENT: No.

MR. FINNEGAN: How tall is it going to be?

MR. NUGENT: From the road, you're barely going to see it, he sits way down.

MR. FINNEGAN: How tall is that garage going to be, just going to be unheated?

MR. MANS: Yes, it's like this.

MR. TORLEY: I know those packages real well, okay, thank you.

MR. KONKOL: Jim, do you have any further questions?

MR. PETRO: I don't think so.

MR. TORLEY: No further questions. Thank you for bringing that in, that helps a lot.

MRS. BARNHART: There were 39 on the list, there's 18 return receipts, two unclaimed out of the 39 that he's sent out, that's all you got back?

MR. MANS: That's all I got back and I sent them out earlier too.

MR. KONKOL: Normally, we'd go to the public. Since there's no one here, we are not going to bother.

MR. LUCIA: Couple questions, just two more questions. Thank you for the copy of your deed. Just to make sure you don't run a foul of a restrictive covenant in the deed, you're locating the garage more than 20 feet from Shore Drive, are you not?

MR. MANS: Oh, yes.

MR. LUCIA: What is the distance back?

MR. MANS: I think I marked it on here, 55 feet.

MR. LUCIA: Okay.

MR. BABCOCK: Fifty-six (56) feet.

MR. KONKOL: Do we have enough information to qualify this for the reason for doing this?

MR. LUCIA: Maybe I can get you just for a moment to speak to the issue of significant economic injury. If you are not permitted to put a garage on the property, do you feel the property will be worth less than comparable properties in the neighborhood? If you are not permitted to put this garage?

MR. MANS: I think so, yes.

MR. LUCIA: I think we're okay, Dan.

MR. KONKOL: Okay, I'd like to have a motion to grant the variance?

MR. TANNER: I'll make the motion to grant the variance for Mr. Mans.

MR. NUGENT: I'll second it.

ROLL CALL:

| | |
|--------------|-----|
| Mr. Torley | Aye |
| Mr. Finnegan | Aye |
| Mr. Petro | Aye |
| Mr. Konkol | Aye |
| Mr. Tanner | Aye |
| Mr. Nugent | Aye |

0.82 ± ACRES

10' WIDE PERMANENT
SANITARY SEWER EASEMENT

125.20'

10.02'

125.20'

SANITARY
MANHOLE

CONCRETE
PAD

END POST 0.8'
OFF LINE

48.7'

DECK

44.8'

29
STAIRS

2 STORY
FRAME
RESIDENCE

40.5'

WELL

53.3'

SHED

20.7'

DRIVE

23

COAL

24
BIN

28

196.98'

POLE

24
GARAGE

(LOT 7)

(LOT 6)

ON PIPE FOUND
ON LINE

2° 36' 00" E

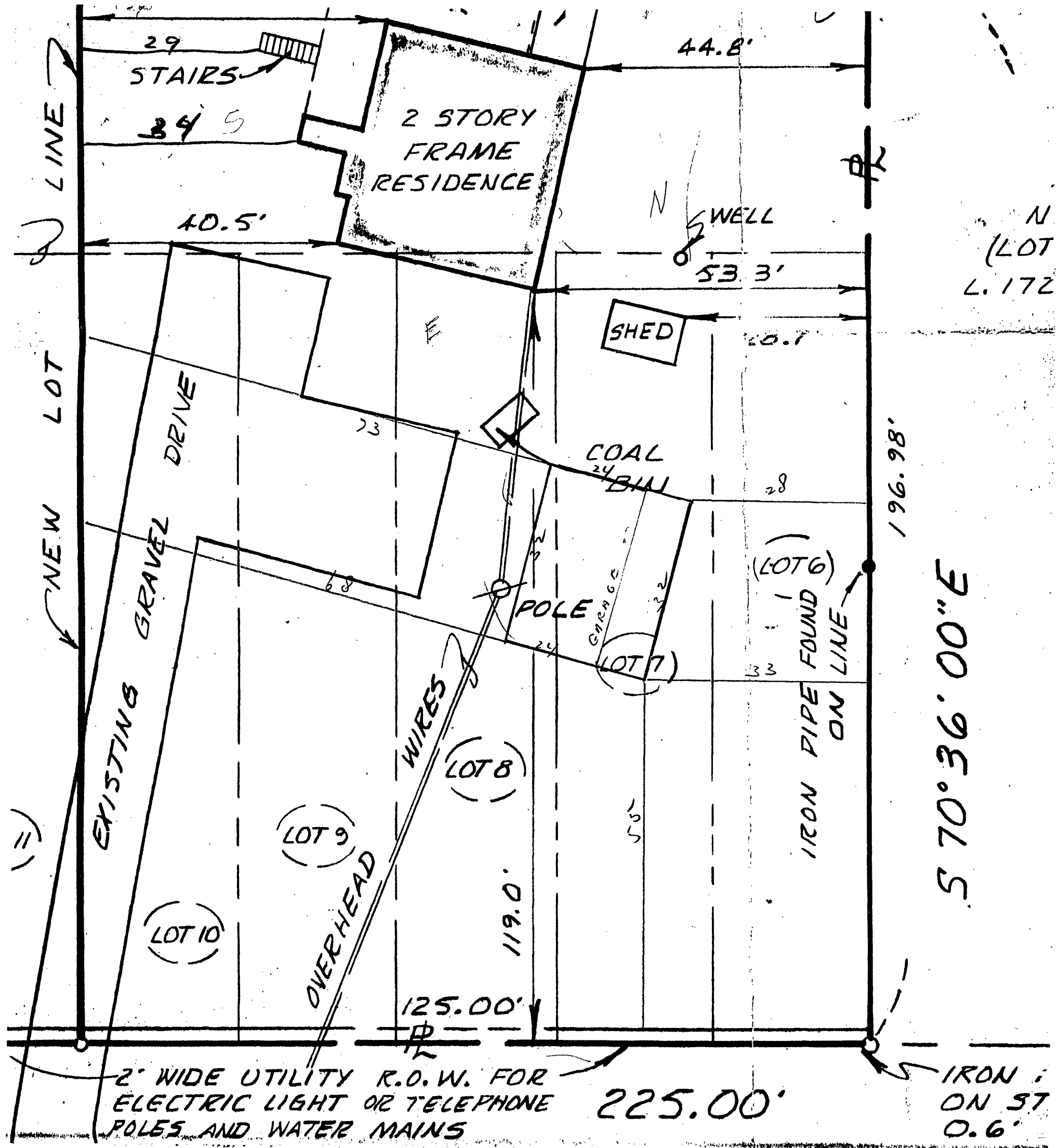
WIRES

(LOT 8)

LINE

NEW LOT

EXISTING GRAVEL



N
(LOT
L. 172

S 70° 36' 00" E

IRON
ON ST
0.6'

ZONING BOARD OF APPEALS
February 25, 1991

AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept minutes of 1/14/91 and 1/28/91 as written.

PRELIMINARY MEETING:

1. TRADE AUTO - Referred by Planning Board. Request for *- Tabled - new* expansion of pre-existing non-conforming use on Walsh Road to *bulk figures* expand to spray paint shop in PI zone. Present: William Hildreth, P. E. and Art Glynn. -
2. AUGUST ASSOCS. - Request for 184.50 s.f sign variance to be located at intersection of Temple Hill Rd./ Union Avenue (Rent All Center) in a PI zone. Present: Mr. Eugene Lois. *W. H. v.*

PUBLIC HEARINGS:

3. LUGO, PEDRO - Request for use and (1) 29,208 s.f. lot area, *hearing not held -* (2) 80 ft. lot width, (3) 18 ft. side yard and (4) 18.6 ft. building height variances to construct single family residential *improper notification* dwelling in PI zone.
4. MANS, LOURENS - Request for area variance to construct garage in front portion of property - Sec. 48-14(4) Supplemental Yard Regs. for property located on Shore Drive in R-4 zone. *area variance granted*
5. EVANS, JOHN S. - Request for use variance to construct a commercial building in an R-4 zone and (1) 5,000 s.f. lot area, *use area granted* (2) 8 ft. sideyard, (3) 35 ft. rear yard, (4) 1,000 s.f. minimum livable area and (5) 65% developmental coverage. Present: William Hildreth, P.E.

~~FORMAL DECISION: (1) BABCOCK~~

Send SEQR forms to P.B.

PAT - 565-8550 (O)
562-7107 (H)

DATE OF MEETING:

2/25/91

MEMBERS PRESENT:

1/4/91
1/28/91
table 5 - Ted Tanner
PH - Jack
PH - Hugo
Mans PH.
PH - Evans.
V.N - J.P.
Nagene
SECOR
7D. 4th ed (not ready)
Babcock
Rose + to take
L.T. - TT.
involved
2nd TT.

| | Min. | 1/4/91 | 1/28/91 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---------------------------------|------|--------|---------|-----|-----|-----|-----|-----|-----|---|----|----|----|
| L. TORLEY | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | | | |
| J. FINNEGAN | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | | | |
| J. PETRO | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | | | |
| D. KONKOL | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | | | |
| E. TANNER | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | | | |
| J. NUGENT | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | | | | |
| R. FENWICK absent | | | | | | | | | | | | | |
| Roll Call: | 6-0 | 6-0 | 6-0 | 6-0 | 6-0 | 6-0 | 6-0 | 6-0 | 5-1 | | | | |

Gen

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

90-37

Date: 12/27/90

12553

I. ✓ Applicant Information: BOY 301 RD 4 SHORE DR. NEW WINDSOR N.Y.

- (a) LOURENS MANS 496.4725 ✓ (Owner)
(b) _____
(Name, address and phone of purchaser or lessee)
(c) _____
(Name, address and phone of attorney)
(d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
☒ Area Variance ☐ Interpretation.

III. ✓ Property Information:

- (a) R-4 Shore Drive 62-1-3.2 125-286
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? N/A
(c) Is a pending sale or lease subject to ZBA approval of this application? NO
(d) When was property purchased by present owner? 7/28/69
(e) Has property been subdivided previously? YES When? JAN 1985
(f) Has property been subject of variance or special permit previously? NO When? _____
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: SHED AT PROPERTY NOW

IV. Use Variance: N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) ^{N/A} The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. ☒ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-14(y), Table of Supp. yard Regs. Regs., Col. .

| Requirements | Proposed or Available | Variance Request |
|-------------------------|-----------------------|------------------|
| Min. Lot Area | | |
| Min. Lot Width | | |
| Reqd. Front Yd. | | |
| Reqd. Side Yd. <u>1</u> | <u>1</u> | <u>1</u> |
| Reqd. Rear Yd. | | |
| Reqd. Street Frontage* | | |
| Max. Bldg. Hgt. | | |
| Min. Floor Area* | | |
| Dev. Coverage* % | % | % |
| Floor Area Ratio** | | |

* Residential Districts only

** Non-residential districts only

- (b) ☒ The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

SOUTH SIDE NOT ENOUGH ROOM

WEST SIDE SEWER #23 RIGHT OF WAY

NORTH SIDE WELL HANDLED

EAST SIDE ONLY POSSIBLE PLACE TO BUILD GARAGE

VI. Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law, Section , Table of Regs., Col. .

| | Requirements | Proposed or Available | Variance Request |
|--------|------------------------|------------------------|------------------------|
| Sign 1 | | | |
| Sign 2 | | | |
| Sign 3 | | | |
| Sign 4 | | | |
| Sign 5 | | | |
| Total | <u> </u> sq.ft. | <u> </u> sq.ft. | <u> </u> sq.ft. |

N/A

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

N/A

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: N/A

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. ✓ Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. ✓ Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 12/27/90.

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Ramers (Beans)
(Applicant)

Sworn to before me this

27th day of Dec., 1990.

Patricia A. Barnhart

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA490434
Qualified in Orange County
Commission Expires August 31, 1991.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

39

January 2, 1991

Mr. Lourens Mans
RD 4, Box 351, Shore Dr.
New Windsor, NY 12553

Re: Tax Map Parcel #62-1-3.2 (Lourens & Angeline Mans)

Dear Mr. Mans:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

Leslie Cook/po
LESLIE COOK
Sole Assessor

LC/po
Attachments

cc: ~~Patricia Bannhardt~~

Snipel Corp.
27 Waring Road
Newburgh, NY 12550

Frisch, Thomas & Annemarie
Box 454B RD#4 Short Road
New Windsor, NY 12553

Kiernan, Harold A.
PO Box 215
Newburgh, NY 12550

Robare, Raymond & Margaret
Box 368 Short Road
New Windsor, NY 12553

Kolodie, Edith
Box 459 RD#4 Short Road
New Windsor, NY 12553

Moore, Helen Clarke
RD#4, Box 349 Shore Drive
New Windsor, NY 12553

Mans, Donna M.
c/o Donna M. Gery
Intel Div. H.Q. Command, USAE Shape,
APO, NY 09055

Horrace, Gregory & Patricia
Box 352, RD 4
New Windsor, NY 12553

Allen, Frank H. & Alice M.
RD#4, Box 350C Shore Drive
New Windsor, NY 12553

Gooler, Anthony A. & Christine
Box 362, RD 4 Walnut Street
New Windsor, NY 12553

Rosenbauer, Carl G. & Laura
Box 361, RD 4 Walnut Avenue
New Windsor, NY 12553

Miller, William & Fannie
RD 4 Walnut Avenue
New Windsor, NY 12553

Galasso, Anthony & Vincie
RD 4, Box 358B Walnut Avenue
New Windsor, NY 12553

Mahoney, John J. & Nancy
RD 4 Walnut Avenue
New Windsor, NY 12553

Kamas, Joseph
RD #4, Box 356 Walnut Avenue
New Windsor, NY 12553

Staples, Frederick S. & Lorraine
RD #4 Walnut Avenue
New Windsor, NY 12553

Morasse, Richard & Ursula
RD #4 Box 372 Lakeside Drive
New Windsor, NY 12553

Brand Jr., Thomas C. & Joann L.
456 Short Road
New Windsor, NY 12553

Lally, Margaret Mary
c/o M. A. Costa Esq.
386 Chestnut Court
Yorktown Heights, NY 10598

Rydewski, Michael & Debra
RD 4, Box 350-1 Shore Road
New Windsor, NY 12553

Esposito, Charles P. & Norma J.
350A Shore Drive
New Windsor, NY 12553

Ventiera, George Jr. & Lorraine
Box 350B, RD 4 Shore Drive
New Windsor, NY 12553

Ledecky, Berta
1000 Green Street
San Francisco, CA 94133

Montalvo, Irving &
Jusino, Gloria
16 Seminara Circle
Garnerville, NY 10923

Keyser, Kevin F. & Christine F.
RD 4, Box 361B Walnut Avenue
New Windsor, NY 12553

Walsh Jr., William P. & Mary Ann
625 Fountain Blvd.
Satellite Beach, Florida 32937

Voglesong, Daniel P. & Christine A.
RD 4, Box 360 Walnut Ave.
New Windsor, NY 12553

Somma, Salvatore & Barbara L.
RD 4, Oak Dr., Box 463
New Windsor, NY 12553

Davidson, Carol R.
RD 4 Oak Dr., Box 460
New Windsor, NY 12553

Newman Development Co.
RD 1, Box 313, Route 9
Fishkill, NY 12524

Yanchevski, John & Joanne
RD 4, Box 346, Shore Dr.
New Windsor, NY 12553

Gasparini, Peter A.
RR 4, 355 Walnut Ave.
New Windsor, NY 12553

DiMitri, Frank & Lorraine
Walnut Ave., RD 4
New Windsor, NY 12553

Proietto, Mildred M.
& Anthony E. & Paul
RD 4, Oak Dr., Box 461
New Windsor, NY 12553

Williams, Douglas
RD 4, Box 462, Oak Dr.
New Windsor, NY 12553

Beaver Dam Lake Water Corp.
c/o Helen O'Leary
RD 4, Shore Dr., Box 530B
New Windsor, NY 12553

McGuinness, James P. & Carol B.
RD 4, Shore Dr.
New Windsor, NY 12553

Trainor, Craig T. & Lisa A.
353B Shore Dr.
New Windsor, NY 12553

Clark, James
RD 4, Box 350 Shore Dr.
New Windsor, NY 12553



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Prelim.
Nov. 26th.
7:30 p.m.
90-39

NOTICE OF DISAPPROVAL OF BUILDING PERMIT

1763

FILE NUMBER 90-30

TO: Lorens Mans

Box 351 RD 4 Shore Drive

New Windsor, N. Y. 12553

496-4725

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 9/28/90,

FOR PERMIT TO Build Garage in Front Yard

AT Box 351 Shore Drive S62/B1/L3.2 IS DISSAPROVED ON THE

FOLLOWING GROUNDS Sec. 48-14 (4) No Accessory Building shall

Project Nearer to the Street than the Principal Building

ZONE R4

TYPE OF VARIANCE Area

REQUIREMENTS

PROPOSED

VARIANCE

CALL PAT BARNHART (ZBA SECRETARY) AT 565-8550 FOR APPOINTMENT

BUILDING/ZONING INSPECTOR

- 4- WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSULATION.
- 5- INSULATION.
- 6- PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
- 7- DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
- 8- \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9- PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10- THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11- SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12- SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13- ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.
- 14- ALL BUILDING PERMITS WILL NEED A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A \$15.00 FEE FOR THIS.

Name of Owner of Premises LOURENS MANS & ANGELINE MANS
 Address Box 351 ROY SHORE DR. NEW WINDSOR Phone 496 4725
 Name of Architect
 Address Phone
 Name of Contractor WICKES LUMBER GARAGE PACKAGE
 Address Phone
 State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER
 If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the LEFT SIDE side of SHORE DRIVE
 (N.S.E. or W.)
 andfeet from the intersection of
- R-4-2. Zone or use district in which premises are situated. Is property in a flood zone? Yes No ✓
3. Tax Map description of property: Section 42 Block 1 Lot 32
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
 a. Existing use and occupancy HOME b. Intended use and occupancy
5. Nature of work (check which applicable): New Building Addition Alteration Repair
 Removal Demolition Other GARAGE 24x32 (2) CAR
6. Size of lot: Front Rear Depth Front Yard Rear Yard Side Yard
 Is this a corner lot? NO
7. Dimensions of entire new construction: Front 52 Rear 32 Depth 24 Height Number of stories 1
8. If dwelling, number of dwelling units Number of dwelling units on each floor
 Number of bedrooms Baths Toilets
 Heating Plant: Gas Oil Electric/Hot Air Hot Water
 If Garage, number of cars 2
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$3885.00 Fee \$20.00

(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

LAKE

11/29/88

 $\Gamma A(C)$

**SUB MAP
DRIVE**

AVENUE-

WALNUT

This Indenture

Made the

23rd

day of

July

, nineteen

hundred and Sixty-nine

DOMINICK VIGLIOTTI, LOURENS MANS and ANGELINE MANS,
BETWEEN ~~XXXXXX~~ residing at (no number) ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~XX~~ residing at (No Number)

Sycamore Drive, Town of New Windsor, Orange County, State of New York,

parties

, party of the first part, and

LOURENS MANS and ANGELINE MANS, his wife, both residing at at (No Number)

Sycamore Drive, Town of New Windsor, Orange County, State of New York,

parties of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten, (\$10.00) Dollars, lawful money of the United States, and other good and valuable considerations, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

ALL that piece or parcel of land situated in the Town of New Windsor, Orange County, New York, ~~being lot 123~~ upon

a certain map entitled Beaver Dam Lake, Section 1, lands of Henry Powell Ramsdell, Towns of Cornwall and New Windsor, Orange County, New York, made by Blake & Woodhull, C. E., dated April 22nd, 1931, and filed in the office of the Clerk of the County of Orange. (continued on annexed rider)

TOGETHER with an easement or right of way as an appurtenance to said premises over all streets and parkways shown on said Map, and the right to use the Lake shown on said Map for boating, fishing, recreation and sports in so far as the party of the first part has the right to grant such use to the party of the second part; without recourse, however, to the party of the first part, her heirs, executors, administrators or assigns, for any claim of damages, cause of action or claim of liability for injury or death caused by or arising from or by reason of the use of said streets and parkways, or said Lake, by the party of the second part, their heirs or assigns.

And the party of the first part hereby reserves a utility right of way two feet in width along the rear or front of each lot for the use of electric light or telephone poles and water mains; except such lots as have their front upon the water line of said Lake, upon which lots said utility right of way two feet in width is hereby reserved along the rear of said lots.

This conveyance is given and received upon the following covenants and agreements, which are hereby attached to and made part of the title to said lands and shall run with such title in whose hands so ever the title may hereafter come or be, that is to say:

SEP 18 23 101

1. That no structure of any sort shall ever be erected, placed or permitted to stand or be upon said premises other than a private residence or garage, and no such structure or building shall be erected on the premises unless plans for the same are first approved by the party of the first part, or her successors in interest. If, upon request by the purchaser, the seller refuses to give such approval the question may be referred to a Board of Arbitration consisting of three Arbitrators, one to be selected by the seller, one by the purchaser and the third by the other two so selected. This Board of Arbitration shall have the power of final decision and if they decide that such structure is not detrimental to the general interests and social standards of the community the seller shall forthwith give written approval of the plans for the erection of said building. The porch line of any residence, or the wall of any garage, must be at least twenty feet from the line of the street upon which it fronts, and no building or structure shall be erected, placed or permitted to stand less than two and one-half feet from the line of the lot upon which it stands. No cesspool or septic tank, constructed on the premises is to be installed less than fifty feet from the high water mark of said Lake, nor less than 6 feet from the line of any lot.

2. Not more than one dwelling shall be erected, placed or permitted to stand or be on less than four lots, nor upon a lot or lots having a frontage of less than one hundred feet; except upon the lots abutting on the shore of the said Lake, and upon lots marked on said Map as lots designated for business purposes.

3. No boats propelled by motors, engines, or other mechanical power will be permitted or used upon said Lake and only boats propelled by hand or wind shall be used thereon, and said Lake shall not be used for any business purposes whatever.

4. No advertising signs, nor any fowls or other livestock, nor any noxious or noisome or objectionable thing having a regard to the general character of the neighborhood, shall ever be permitted upon the premises hereinbefore described or on any portion thereof; except that the restriction as to advertising signs shall not apply to lots marked on said Map as lots designated for business purposes.

5. No manufacturing or business of any kind shall ever be carried on, maintained or permitted upon the lands hereinbefore described, or any portion thereof, except upon lots marked on said Map as lots designated for business purposes.

6. No fence or fences shall be erected, placed or permitted to stand or be on said premises, or on the boundary lines thereof, except ornamental fences constructed of wooden picket, or wire or iron fences not exceeding four (4) feet in height. This restriction shall run until January 1st, 1970.

TOGETHER with the appurtenances, and all the estate and rights of the party of the first part in and to the said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, and assigns forever.

AND the said Anna Johnson covenants that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

1. That no structure of any sort shall ever be erected, placed or permitted to stand or be upon said premises other than a private residence or garage, and no such structure or building shall be erected on the premises unless plans for the same are first approved by the party of the first part, or her successors in interest. If, upon request by the purchaser, the seller refuses to give such approval the question may be referred to a Board of Arbitration consisting of three Arbitrators, one to be selected by the seller, one by the purchaser and the third by the other two so selected. This Board of Arbitration shall have the power of final decision and if they decide that such structure is not detrimental to the general interests and social standards of the community the seller shall forthwith give written approval of the plans for the erection of said building. The porch line of any residence, or the wall of any garage, must be at least twenty feet from the line of the street upon which it fronts, and no building or structure shall be erected, placed or permitted to stand less than two and one-half feet from the line of the lot upon which it stands. No cesspool or septic tank, constructed on the premises is to be installed less than fifty feet from the high water mark of said Lake, nor less than 6 feet from the line of any lot.

2. Not more than one dwelling shall be erected, placed or permitted to stand or be on less than four lots, nor upon a lot or lots having a frontage of less than one hundred feet; except upon the lots abutting on the shore of the said Lake, and upon lots marked on said Map as lots designated for business purposes.

3. No boats propelled by motors, engines, or other mechanical power will be permitted or used upon said Lake and only boats propelled by hand or wind shall be used thereon, and said Lake shall not be used for any business purposes whatever.

4. No advertising signs, nor any fowls or other livestock, nor any noxious or noisome or objectionable thing having a regard to the general character of the neighborhood, shall ever be permitted upon the premises hereinbefore described or on any portion thereof; except that the restriction as to advertising signs shall not apply to lots marked on said Map as lots designated for business purposes.

5. No manufacturing or business of any kind shall ever be carried on, maintained or permitted upon the lands hereinbefore described, or any portion thereof, except upon lots marked on said Map as lots designated for business purposes.

6. No fence or fences shall be erected, placed or permitted to stand or be on said premises, or on the boundary lines thereof, except ornamental fences constructed of wooden picket, or wire or iron fences not exceeding four (4) feet in height. This restriction shall run until January 1st, 1970.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, and assigns forever.

AND the said Anna Johnson covenants that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

IN THE PRESENCE OF

Anna Johnson

Dominick Viglotti L. S.
Dominick Viglotti

Laurens Mans L. S.
Laurens Mans

Angeline Mans
Angeline Mans

R I D E R

BEGINNING at a point in the westerly line of Shore Drive a distance of 75.0 feet on a course N. $19^{\circ} 24'$ E. measured along said line from the northerly line of Beech Street as shown and designated on the aforesaid map, and runs thence from said point of beginning along the said westerly line of Shore Drive N. $19^{\circ} 24'$ E 225.0 feet to a point at the northeasterly corner of Lot #6 of said map, thence along the northerly line of said Lot #6 and along other lands of the parties of the first part hereto N. $70^{\circ} 36'$ W. 286.0 feet to a point in the easterly shore line of Beaver Dam Lake. Thence along said line being an irregular line a chord through which bears S $20^{\circ} 03'$ W a distance of 225 feet to a point S $70^{\circ} 36'$ E 290.0 feet to the point or place of beginning.

The lands as hereby described being Lots No. 6-7-8-9-10-11-12-13 and 14, Block #1 of said map, also all of the lands lying west of Lots #6 to 14 inclusive and extending from the westerly line of said lots westerly in range with the southerly line of Lot #14 (190 feet) and the northerly line of Lot #6 (186 feet) to points in the easterly shore line of Beaver Dam Lake.

BEING same premises conveyed to parties of the first part by deed dated October 17th 1968 and recorded in the Office of the Clerk of Orange County in Liber 1806 of Deed page 340 on October 21st 1968.

LIB 1806 p. 103

Reserve this space for use of Recording Office

Deed.

~~XXXXXXXXXXXXXXXXXXXX~~
DOMINICK VIGLIOTTI, LOURENS
MANS AND ANGELINE MANS, his wife
TO
LOURENS MANS and ANGELINE
MANS, his wife

Dated, July 22nd, 1909

ORANGE County, ss.

Recorded on the 28th day of July A. D., 1909
at 11:12 o'clock A. M., in Liber 1826 of
DEEDS, at Page 101, and examined
C. N. Winters

A. Delany 110
7-

sum.

executed the within instrument, and ~~sex~~ duly acknowledged to me that ~~xxx~~ executed the
they before me personally came
Dominick Vigliotti, Lourens Mans and Angeline Mans
they

in the year
day of July
} SS: in
County of Orange
in this 23rd

STATE OF NEW YORK

DEED 1826 p. 104

ARTHUR J. DELANY
NOTARY PUBLIC IN AND FOR THE STATE OF N. Y.
My Commission will expire March 10, 1912

Arthur J. Delany
Notary Public,
County, N. Y.

006923
REAL ESTATE
TRANSFER TAX
STATE OF
NEW YORK
Dated July 28th
1909
101.10

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 37
Request of Lourens Mans
for a VARIANCE of
the regulations of the Zoning Local Law to
permit Construction of garage in
front yard of residence;
being a VARIANCE of
Section 48-14 (4) Supplemental Yard Regs.
for property situated as follows:

Box 351 - R.D. 4 - Shore Drive
New Windsor, N.Y. - Known & designated
as tax map Sec. 62 - Blk. 1 - Lot 3.2.

SAID HEARING will take place on the ____ day of
_____, 19____, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Richard Fenwick
Chairman